

117.0

Map

0001

Block

0008.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,127,900 /

USE VALUE: 1,127,900 /

ASSESSed: 1,127,900 /

Total Card /

Total Parcel

1,127,900

1,127,900

1,127,900

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

79

DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RIBEIRO RAMIRO MAGALHAES

Owner 2: GARCIA FERNANDA TOUSO

Owner 3:

Street 1: 79 DOTHAN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

9600.000

632,300

495,600

1,127,900

Total Card

0.220

632,300

495,600

1,127,900

Total Parcel

0.220

632,300

495,600

1,127,900

Source: Market Adj Cost

Total Value per SQ unit /Card: 395.09

/Parcel: 395.09

Legal Description

User Acct

75199

GIS Ref

GIS Ref

Insp Date

09/18/18

!9076!

PREVIOUS OWNER

PREVIOUS ASSESSMENT

Owner 1: SECO PROPERTIES LLC -

Owner 2: -

Street 1: 215 LEXINGTON ST

Twn/City: WOBURN

St/Prov: MA

Cntry

Postal: 01801

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

101

FV

632,300

0

9,600.

495,600

1,127,900

Year end

12/23/2021

2021

101

FV

614,400

0

9,600.

495,600

1,110,000

Year End Roll

12/10/2020

2020

101

FV

614,400

0

9,600.

495,600

1,110,000

1,110,000

Year End Roll

12/18/2019

2019

101

FV

457,600

0

9,600.

488,500

946,100

946,100

Year End Roll

1/3/2019

2018

101

FV

159,500

500

9,600.

375,200

535,200

535,200

Year End Roll

12/20/2017

2017

101

FV

159,500

500

9,600.

354,000

514,000

514,000

Year End Roll

1/3/2017

2016

101

FV

159,500

500

9,600.

325,700

485,700

485,700

Year End

1/4/2016

2015

101

FV

158,700

500

9,600.

304,400

463,600

463,600

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

SECO PROPERTIES

72412-311

1

4/2/2019

1,080,000

No

No

SEAVER PROPERTI

72040-278

1

12/20/2018

Intra-Corp

800,000

No

No

PICARDO ERIKA &

69868-327

8/31/2017

Change>Sale

601,000

No

No

12/18/2017 WPA FORM 5 BK 70400 PG 22.

PICARDO NICHOLA

61093-252

1/30/2013

Convenience

1

No

No

OHANIAN JOHN

50158-191

9/27/2007

355,000

No

No

OHANIAN FLORENC

9073-28

2/5/2002

Family

No

No

N

BUILDING PERMITS

ACTIVITY INFORMATION

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

12/27/2017

1678

Heat App

7,800

C

11/2/2017

1457

Inter Fi

177,500

C

11/8/2007

1036

Redo Kit

33,000

G9

GR FY09

remodel bathroom a

Date

Result

By

Name

9/18/2018

Meas/Inspect

DGM

D Mann

1/16/2009

Meas/Inspect

189

PATRIOT

12/3/2008

MLS

MM

Mary M

3/8/2000

Inspected

264

PATRIOT

2/9/2000

Measured

264

PATRIOT

8/31/1993

PC

PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

LAND SECTION (First 7 lines only)

DISCLAIMER

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

9600

Sq. Ft.

Site

0

70.

0.74

6

495,600

495,600

Total AC/HA: 0.22039

Total SF/SM: 9600

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 495,600

Spl Credit

Total: 495,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

117.0

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Neigh Mod

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Infl 2

%

Infl 3

%

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